

**VINEYARD
ORDINANCE 2019-06**

AN ORDINANCE OF THE CITY OF VINEYARD, UTAH, AMENDING THE VINEYARD ZONING ORDINANCE TITLE 15 SECTION 15.12.060 DIMENSIONAL STANDARDS TABLE TO REFERENCE ACCESSORY STRUCTURE PROVISIONS AND SECTION 15.34.030 ACCESSORY BUILDINGS TO PROVIDE PROVISIONS FOR ACCESSORY STRUCTURES AND BUILDINGS LOCATED IN STREET SIDE YARDS OF CORNER LOTS; PROVIDING A REPEALER CLAUSE; PROVIDING A SAVINGS AND SEVERABILITY CLAUSE, PROVIDING FOR PUBLICATION AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Title 10, Chapter 9a Municipal Land Use, Development, and Management Act of Utah Municipal Code, permits Vineyard to ensure the health, safety, and welfare of the community through local land use planning and the adoption of land use ordinances; and

WHEREAS, Vineyard is authorized to amend the City's Zoning Ordinance pursuant to Utah Municipal Code Section 10-9a-102(2); and

WHEREAS, the Planning Commission held a public hearing on August 7, 2019, and after fully considering public comment and staff recommendations, recommended approval to the Vineyard City Council; and

WHEREAS, the Vineyard City Council, having reviewed the proposed text amendments, held a public hearing on August 14, 2019, and August 28, 2019; and

WHEREAS, the Vineyard City Council having considered the recommendation of the Planning Commission and submitted comments and testimony from the public, having determined that it is in the best interest of the public and adopt the proposed text amendments to the Zoning Ordinance.

NOW, THEREFORE, be it ordained by the City Council of Vineyard, in the State of Utah, as follows:

SECTION 1: **AMENDMENT** “15.12.060 Dimensional Standards Table” of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

15.12.060 Dimensional Standards Table

1. Unless otherwise specified, development in the city shall comply with the standards set forth in the Dimensional Standards Table. Special purpose districts standards are located in [VZC 15.14 Special Purpose Districts](#).

2. Dimensional standards regulating accessory buildings of VZC 15.34.030 shall apply.
3. All other applicable development standards are located within various chapters of the zoning ordinance.

Dimensional Standards Table

STANDARDS	O S	A -1	R & A -5	R E - 2 0	R - 1 - 1 5	R - 1 - 1 0	R - 1 - 1 8	R-2-15	HDR-1	HD R-2	R M U	B P	R C	F O I	M	P F
Minimum Lot Size	N A	4 0 A c r e s	5 A c r e s	4 0 0 0 s f	1 5 0 0 s f	1 0 0 0 s f	8, 0 0 0 s f	15,000 sf per SFD or 25,000 sf per Two- Family Dwelling	10,000 sf plus 5,000 sf per multi- family unit.	8,000 sf plus 4,500 sf per multi- family unit.	10 a c r e s ¹ .	4 0 0 0 s f	N A	2 0 0 0 s f	2 0 0 0 s f	N A
Maximum Base Density allowed by a PD Overlay District in Units Per Acre	N A	1 u n i t p e r 2 a c r e s	1 u n i t p e r 5 a c r e s	1. 7 5 u n i t p e r a c r e	2. 3 2 u n i t p e r a c r e	3. 5 u n i t p e r a c r e	4. 3 5 u n i t p e r a c r e	2.33 SFD units per acre. 2.8 Two- family dwelling units per acre.	2-12 units per acre with an avera ge of 8 units per acre.	9.7 unit s per acre.	N A	N A	N A	N A	N A	N A

Minimum Lot Width	N/A	Lot width to lot length ratio not less than 1:3	100'	90'	80'	80'	100' for SFD and 120' for Two-Family Dwellings	60' unless otherwise approved by the City Council.	120'	See standard #1 below.	140'	N/A	100'	100'	N/A
Minimum Distance Between Condominium & Multi-Family Units Primary Buildings located on the same Lot or Parcel	N/A	N/A	N/A	N/A	N/A	N/A	NA	30'	30'		N/A	N/A	N/A	N/A	N/A
Minimum Building Height	No primary building within any district shall be erected to a height less than one (1) story entirely above grade. See definition of story.														
Maximum Building Height	35' ²	35' ²	35' ²	35' ²	35' ²	35' ²	35' ²	35' ²	35' ²	60' ²	90' ²	60' ²	60' ²	60' ²	N/A
Minimum Front Yard	N/A	30'	30'	30'	30'	30'	20'	20'	20'	See standard #1 below.	30'	20'	20'	20'	N/A

Minimum Side Yard - Interior Lots	N A	3 0'	3 0'	3 0'	3 0'	3 0'	2 0'	A total of at least 20' between the two side yards, with no side yard of less than 8'.	20', unless otherwise approved by the City Council.	20'			2 5'	2 0'	2 0'	2 0'	N A
Minimum Side Yard for Corner Lots	N A	3 0'	3 0'	3 0'	3 0'	3 0'	2 0'	20'	20'	20'			2 5'	2 5'	2 5'	2 5'	N A
Minimum Rear Yard	N A	3 0'	3 0'	3 0'	3 0'	3 0'	2 0'	20'	20'	20'			2 5'	2 5'	2 5'	2 5'	N A
Maximum Building Lot Coverage (Principle and Accessory Buildings)	N A	N A	1 5%	5 0%	5 0%	5 0%	5 0%	50%	50%	50%	N A	N A	N A	N A	N A	N A	N A
Maximum encroachment of Architectural Features Encroaching into required setback	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A
Accessory Buildings - In addition to the requirements of Section 15.34.0301703 , the following dimensional standards apply:																	
Minimum Internal Side Setbacks	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A	N A	N A	N A	N A

Minimum Corner Side Setbacks Street Side Corner Lot Standards	See Section 15.34.030 standard #3 below.																
Minimum Rear Setbacks	N A	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	3'	N A	N A	N A	N A	N A
Minimum Distance from Principle Building	N A	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	6'	N A	N A	N A	N A	N A
Maximum Building Height	N A	N A	2 5'	2 5' 4	2 5' 4	2 5' 4	2 5' 4	2 5' 4	25' ⁴	25' ⁴	25' ⁴	25' ⁴	N A	N A	N A	N A	N A
Roof Overhang Setback	N A	N A	1' 5	1' 5	1' 5	1' 5	1' 5	1' 5	1' ⁵	1' ⁵	1' ⁵	1' 5	N A	N A	N A	N A	N A
Maximum allowed rear yard building coverage.	N A	N A	5 0 %	5 0 %	5 0 %	5 0 %	5 0 %	50%	50%	50%	50%	50 %	N A	N A	N A	N A	N A

Additional Standards:

1. See [VZC 15.14 Special Purpose Districts](#) for additional RMU Districts standards.
2. Building height is measured from the top of the back of curb to the highest point of the building or structure. See also definition of "Building Height."
- ~~3. Shall meet the minimum setbacks of the principle building.~~
4. For every one foot (1') in height above fifteen feet (15') the roof overhang setback shall be increased an additional one foot (1') from the internal side and rear property lines.
5. For every one foot (1') in height above fifteen feet (15') the building setback shall be increased an additional one foot (1') from the internal side and rear property lines.

SECTION 2: AMENDMENT "15.34.030 Accessory Buildings" of the Vineyard Municipal Code is hereby *amended* as follows:

A M E N D M E N T

15.34.030 Accessory Buildings


1. Accessory buildings and accessory uses may be authorized in association with a primary building or primary use.
2. Accessory buildings and accessory uses shall only be authorized concurrently with, or following, the establishment of the primary building or primary use.
3. Accessory buildings are only permitted within the rear yard and street side yards of corner lots. ~~of an established lot.~~
4. Accessory buildings located within the street side yard of a corner lot shall maintain a minimum setback distance of three (3') feet from the street side property line. Accessory buildings located within street-side yards of a corner lot shall be screened with a fence with a minimum height of 5' 6", from the street right-of-way on the front and sides and from neighboring-properties adjoining the subject parcel on the rear property line.
5. Accessory buildings located within the street side yard of a corner lot shall not exceed a height of ten (10') feet.
6. No storm water runoff from any accessory building shall be allowed to run onto adjacent property.
7. Accessory buildings shall meet all of the required dimensional standards of VZC 15.12.060.
8. Accessory buildings shall comply with the requirements of the adopted Building Code, as applicable.
9. No mobile home, travel trailer, boat, or similar recreational vehicle shall be used as an accessory building.
10. No shipping container, cargo container, shipping crate, box, trailer, or similar moveable piece of equipment or object shall be used as an accessory building.
11. No accessory buildings shall be rented, leased, or sold separately from the rental, lease, or sale of the primary building, except as allowed in VZC 15.34.060.
12. No accessory building shall be used as a permanent dwelling unit, except as allowed in VZC 15.34.060.
13. Accessory buildings used for the housing of domestic livestock or fowl shall comply with the requirements of VZC 15.34.120.

PASSED AND ADOPTED BY THE VINEYARD COUNCIL AUGUST 28, 2019.

	AYE	NAY	ABSENT	ABSTAIN
Mayor Julie Fullmer	<u>X</u>	_____	_____	_____
John Earnest	<u>X</u>	_____	_____	_____
Tyce Flake	<u>X</u>	_____	_____	_____
Chris Judd	<u>X</u>	_____	_____	_____
Nathan Riley	<u>X</u>	_____	_____	_____

Presiding Officer

Attest



Julie Fullmer, Mayor, Vineyard



Pamela Spencer, City Recorder
Vineyard

